



Newsletter

February 2024



**PARTON PROPERTY
SOLUTIONS**

Mark's Remarks



Welcome back to the next edition! We are 20% though 2024 and are gearing up to tackle the spring months. Although February is always a shorter month, this one was special. 2024 is a leap year, giving us an extra day, February 29th, which only happens every 4 years. It is also the year that Facebook and our smartphones remind us of all the fond memories that are only posted on this incredibly special day. I hope you made some great memories this leap year! Aside from leap year, February is always a good month for me as it is the reminder that I made it another year around the sun and have the opportunity to spend my birthday with my friends and family once again. It is also the month that spring training for baseball begins, which means... regular season ball is just a few short weeks away!

Parton continued with another good month. The Renovation side of the business has finished a couple of projects (these will be highlighted in next month's edition) and secured some excellent high-end renovations and new commercial projects. Thus, adding value to their existing portfolio of accomplishments that carried over from 2023. They have also created a pipeline of future projects that they are diligently pursuing.

Unfortunately, there are no home sales to report this month. However, the Spec Home side of the business is making tremendous progress on the current active projects. They are also gearing up for the acquisition of three side by side properties in the East Atlanta neighborhood that will close mid-March. These are shovel ready projects. This means the construction permits and approved plan sets will be delivered with the land purchase. This is valuable because this type of acquisition structure allows the team to break ground within days of purchasing the land. It also gives Parton a tremendous advantage in the marketplace, which helps them to build and sell faster than most other builders, as there will be a reduced hold time for each project making them more efficient and ultimately, more profitable.

There was still no movement in federal interest rates this month, but the "experts" are still expecting a drop in March. If you have not heard about the drop before next month, please check back on Parton's next newsletter for an update on rates and how that is affecting the overall market. I was truly hoping for a drop in February, but that just did not end up being the case. If the rates begin to fall rolling into the spring and summer buying seasons, the team is expecting an additional increase in activity and pricing. With the continued shortage of housing in the Atlanta area, any positive factors that drive additional buying is an advantage to the sellers, and by extension...Parton. So, cross your fingers with me and pray for reduced interest rates across the board for buyers and homeowners leveraging home equity lines of credit for use in renovating their existing homes!

Until next month, have a Happy St. Patrick's Day and thank you for supporting Parton Property's incredible journey. Please let us know if there are any questions or if our team can help you in any way. Please do not forget to share Parton's success with your friends, relatives, and co-workers in case they are interested in investing, inquiring about building, or renovating a home, or need commercial construction services. Check out our past issues by visiting our website at www.PartonProperty.com


As Parton's website states...We Build Dreams for Families and Businesses!



FOR SALE

796 Morningside Drive
Atlanta, GA 30324



Click Picture for Video Tour 



965 A Boulevard NE Atlanta, GA 30308



Construction Phase

30%

Current Status

- ❖ Foundation Pour
- ❖ Waterproofing
- ❖ First Floor Framing



Next Steps

- ❖ Second Floor Framing
- ❖ Install Roof
- ❖ Rough Plumbing



**965 B Boulevard NE
Atlanta, GA 30308**



**Construction Phase
30%**

Current Status

- ❖ Foundation Pour
- ❖ Waterproofing
- ❖ First Floor Framing



Next Steps

- ❖ Second Floor Framing
- ❖ Install Roof
- ❖ Rough Plumbing



971 A Boulevard NE Atlanta, GA 30308

Construction Phase

30%

Current Status

- ❖ Foundation Pour
- ❖ Waterproofing
- ❖ First Floor Framing

Next Steps

- ❖ Second Floor Framing
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Atlanta, GA 30308**



Construction Phase

30%

Current Status

- ❖ Foundation Pour
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Next Steps

- ❖ Second Floor Framing
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**2150 Essex Ave SW
Atlanta, GA 30311**

Construction Phase

15%

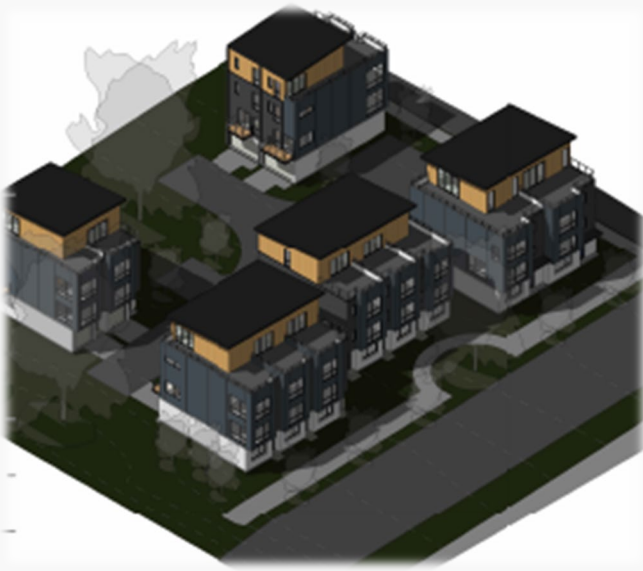
Current Status

- ❖ Plans approved!
- ❖ Waiting on Permit Issuance.
- ❖ Prep lot for construction.

Next Steps

- ❖ Prep lot for construction
- ❖ Install Erosion Control
- ❖ Prep Foundation

717 Pryor Street SW Atlanta, GA 30315 Multi-Family Townhomes (12 Units)



Permitting Phase

- ❖ 90% complete

Current Status

- ❖ Land Under Contract
- ❖ Submitted For Re-zoning
- ❖ Submitted for Land Disturbance Permitting – Pending Approval

Next Steps

- ❖ Architect Design
- ❖ Submit for Building Permit

Properties at a Glance

Property Address	Price	Status
796 Morningside Drive NE	Listing Price: \$1.65M	FOR SALE
965 Boulevard (2 Unit Duplex)	Coming Soon - \$750K each	Under Construction
971 Boulevard (2 Unit Duplex)	Coming Soon - \$750K each	Under Construction
717 Prior Street SW (12 Unit Townhomes)	Coming Soon - \$500K each	Permitting
2150 Essex Ave SW	Coming Soon – \$550k	Under Construction
727 Martin St	\$800k	SOLD
1020 Kirkwood (2 Unit Duplex)	\$715K / \$720K	SOLD

Parton Property Solutions – Management Team

If there are any questions, please feel free to reach out at any time:

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